

Envision Carlsbad Citizens Committee

Minutes

April 17, 2012

**1635 Faraday Avenue, Carlsbad
Room 173**

Committee Present

Primary Members

Eric Larsen (Chair)
Robert Gates
Hap L'Heureux
Fred Sandquist

Julie Baker
Barbara Hamilton
Gina McBride
Jeff Segall

Jim Farley
Mike Howes
Diane Proulx
Allen Sweet

Alternate Members

Jack Cumming

Glen Etherington

Tina Schmidt

Absent: Jim Bradley (Alternate), Jim Comstock (Primary), Kirk Cowles (Primary), Chris Korogi (Alternate), Greg Nelson (Primary), Robert Nielsen (Alternate), Guy Roney (Alternate), Sean Sexton (Alternate), Dr. Anne Spacie (Alternate), Jeannie Sprague-Bentley (Primary)

City of Carlsbad Staff

Gary Barberio – Community & Economic Development Director

Don Neu – City Planner

David de Cordova – Principal Planner

Chris DeCerbo – Principal Planner

Jennifer Jesser – Senior Planner

Leticia Treviño – Senior Office Specialist

Consultant

Rajeev Bhatia – Dyett & Bhatia

Committee Chairperson Larsen called the meeting to order at 6:04 p.m.

1. Approve Minutes of the March 28, 2012 meeting

There was a motion and a second to that motion to approve the minutes from the March 28, 2012 meeting. Minutes were approved as submitted.

2. New Information Resulting from March 28th EC3 Discussion

Consultant Rajeev Bhatia presented the draft preferred plan, summarized the EC3 Land Use Concept recommendations, and provided information requested by the committee at their March 28th meeting.

A committee member asked whether the only housing in the area of Faraday (Focus Area 7) was in Vista. Staff responded yes.

A committee member asked about the Bressi site and how it is now reflected in the map. Consultant confirmed that the Bressi site is designated industrial, no longer high density residential.

3. Continued EC3 Discussion on Land Use Concepts and Guidance Toward a Preferred Plan

Public Comment

Shelley Hayes Caron: said that when Envision Carlsbad first started there was a lot of input from the community and Planning Commission regarding the Buena Vista Valley. Now the city has embraced the McMillan development and there is no alternative to preserve the valley. The historic view from the Adobe will be irreversibly gone with the proposed development. There will also be development on land that has never before been disturbed. Over past 13 years, there has been a great effort to save the valley. The U.S. Fish & Wildlife Service and Fish & Game put in \$9.5 million dollars to buy half of the valley. The land is now an ecological reserve. Ms. Caron spoke briefly about the history of the valley.

Ron Ashman: with Crew Engineering and Surveying. Representing Dale Schreiber, one of the property owners in the Ponto area, his comments focused on the south end of Focus Area 9. He believed the land use concepts presented are not same as the Ponto Beach Vision Plan. He spoke of the numerous property constraints such as the railroad, sewer, electrical, and gas lines that run through this area. The infrastructure needs of the area deserve greater scrutiny. Mr. Ashman spoke of the need for flexible zoning and development standards, and additional height.

De'Ann Weimer: as a representative of Friends of Aviara and a resident since 2000, would prefer to keep current zoning and land use designation. She expressed concern about density and land use throughout the city including road extensions. She suggested that the Cannon and Marron road extensions be addressed as part of Envision Carlsbad. Ms. Weimer also had concerns about Quarry Creek and would like to see high density moved to different areas.

Andrew Rubin: Spoke of the beauty of the Carlsbad coast. Discussions should not be based just on development that would turn the coast into one long strip mall. He preferred the area remain as is and open. Mr. Rubin expressed concern about Aviara also becoming just another strip mall, hotel, or commercial center. Traffic along El Camino Real and Highway 101 has increased. He was happy to see Focus Area 11 will remain commercial.

T.J. Childs: lives in Barrio. The preferred plan does not have substantive changes and the residents have not been listened to. There is a lack of creativity. Carlsbad is lucky and has open space, but focus is on development rather than assisting individual homeowners. There needs to be a balance. She suggested incorporating apartments at the city's public

works property. Encinitas has been working on their General Plan for two years and the residents said they did not like it. Ms. Childs said that is where Carlsbad is heading.

Todd Galarneau: Representing the McMillan Companies, stated they are processing the master plan for the Quarry Creek project. The committee does not have the luxury to look at single issues but have to look and weigh issues such as affordable housing, preservation of biological resources, etc. He repeated a comment made at the last meeting that 36% of the city will be set aside as open space, but the current proposal in the Quarry Creek Master Plan calls for 56% of the site to have natural open space. The proposed master plan is fully consistent with Habitat Management Plan (HMP) and it increases the preserve by an additional 11%. Only 30% of the site will be set aside for residential use. Having a range of housing types with different price points can create a range of economic diversity, which is always a good thing. This allows people to move up within their community.

Barbara Tice: lives in the Aviara area near the Batiquitos Lagoon. She cited this area as a good example of how Carlsbad has preserved areas that many people appreciate. Tourists do not come to Carlsbad to look at houses but for the natural resources. She referenced a recent newspaper article in which residents ranked open space as the 2nd most important item behind the economy. She expressed concern over what high density will do to this area.

Kacey Cinciarelli: lives in northeast quadrant of Carlsbad. The updated General Plan should do a better job to preserve what we have, the things that brought us here. She asked the committee to not ignore a year and a half of work that the Open Space Committee put in when they recommended Quarry Creek and Mandana should be acquired and preserved as open space. The Quarry Creek area has a large ecological reserve and a historic adobe nearby. One alternative that is being ignored is to leave the entire panhandle in open space and concentrate housing elsewhere. She stated that one of the Planning Commissioners wanted to see an open space alternative concept for Quarry Creek and Mandana. Instead, the concepts contain density increases in each quadrant and none of the quality of life improvements that make it acceptable.

Kerry Siekmann: resident of Terra Mar. Ms. Siekmann suggested there is an opportunity for an education site in the northeast corner of Focus Area 7, since Carlsbad is a center of biological technology and research. She also suggested that the Encina site could be a convention center/hotel like the Sheraton, since it is along the coast.

Roy Sanchez: He stated he is against high density in the Barrio because of lack of parking. At night there is no parking on Madison or Roosevelt Street so residents have to park two blocks away. There are 141 units in that area, multiple people live in each unit, and everyone has a car.

Gary Nessim: a member of Preserve Calavera. He stated that great efforts were made to purchase the Sherman property. There is an opportunity to maintain a wildlife corridor through Village H, Quarry Creek and Sherman, by pushing higher density to the east to offset removing residential to the west. Mr. Nessim expressed disappointment that the

committee was not addressing the Village Redevelopment Area since it can absorb more housing.

Heather Turner: representing the owners of the Aviara Resort. She expressed their preference for medium density residential as opposed to the recommended plan for low density because medium density ties better with the other structures that are already on the resort.

Sherry Alvarado: thanked EC3 member L'Heureux for addressing a pedestrian crossing at Chestnut.

Mary Anne Viney: representing Preserve Calavera. She stated that staff and the committee have a challenge to represent community goals and retain character. Every time the community gives input they always say they want more open space. After year and a half the Citizens Open Space Committee said to preserve Quarry Creek and Mandana. The Planning Commission said to include open space options for the two parcels. If the decision is made to include development then minimize and cluster it to preserve as much open space as possible.

Margie Caruso: She stated that the drive along Santa Cruz to San Francisco is a great example of preserving coast. She appreciated that the Bressi Ranch community was heard regarding Focus Area 7. Ms. Caruso asked what an opportunity site is. Consultant responded that these are vacant and underutilized areas where new development can happen. She then asked why there is not much development shown in the southeast quadrant of Villages of La Costa. Staff responded that the area has been master planned already and there are approved projects in place along with reserved open space.

Don Christiansen: asked the committee to be forward-thinking with preserving open space. Regarding Focus Area 3, it is easy to imagine the way things used to be, but having homes built there will take away the historic views. Mr. Christianson also advocated for a community gardening program in the city.

Committee Discussion

Focus Area 1 Northwest Coastal

A committee member said at the last meeting he brought up having more open space on the property west of tracks and less commercial and hotel. He clarified that his intent was to have a greenbelt space along the power plant site's Carlsbad Blvd frontage. There was committee consensus to make that adjustment to the preferred plan.

A committee member stated that he would like there to be policy for multiple pedestrian crossings along the railroad tracks, preferably underpasses because overpasses take more space.

A committee member wanted to know what the plan is to move people with increased density. Staff said tonight is just dealing with land use. One of nine core values was enhancing transportation, which will be addressed in the circulation element. Some of the higher density areas that are being proposed are considered because of their proximity to public transportation.

A committee member asked about more specific planning for the Village. Staff replied that since the Village Master Plan was recently updated, there is no need to reopen planning for that area. The Chair reminded the committee that their previous direction was to rely on the updated Village Master Plan.

Committee consensus: Concept B modified to add more open space along the Carlsbad Boulevard frontage of the power plant site; consider a policy regarding multiple pedestrian railroad crossings.

Focus Area 2: Plaza Camino Real Commercial Corridor

Committee consensus was for the preferred plan as presented.

Focus Area 3: Quarry Creek

A committee member asked whether the “panhandle” could be open space. Staff responded that the panhandle is part of separate legal parcel that has development potential. The Quarry Creek Master Plan is on file, and staff suggested that the Committee allow the master plan and EIR process to work out the precise land uses.

A committee member suggested if the goal is to preserve as much open space as possible, housing units should be moved next to Oceanside where housing already exists. Staff replied there are a number of constraints on property including steep slopes.

Another committee member noted the lack of transportation serving the area. Staff responded that the City Council recommended this site as a smart growth opportunity area.

Additional committee discussion continued on whether to recommend preserving additional open space to the west by redirecting housing density to the east.

Committee consensus: recommend keeping the overall proposed master plan yield of 656 units, but create more open space by redistributing the most-westerly residential area to the other developable portions of the site.

Focus Area 4: Marja Acres

Committee consensus was for the preferred plan as presented.

Focus Area 5

Committee consensus was for the preferred plan as presented.

Focus Area 6: Mandana

Staff clarified that the land use shown reflects the EC3 direction from the last meeting for very low density residential. A committee member asked if clustering of the housing was precluded. Staff replied no.

Committee consensus was for the preferred plan as presented.

Focus Area 7: Palomar Corridor

A committee member thought having an education site was great idea. Staff responded that one of the City Council's six key focus areas is to attract higher education. The concept for higher education has been recognized but a location has not been set. Staff noted that schools can be located in an industrial area.

Staff asked if the committee foresees allowing medical offices along Faraday at Carlsbad Oaks North where it is zoned as industrial. Committee consensus was yes.

Staff pointed out a letter submitted by Archstone regarding their interest in designating property in Bressi Ranch for multi-family residential. The committee determined to keep with their previous direction to leave the site for industrial use.

Staff explained a change to the land use concept, recommending removal of the mixed use area at Palomar Airport Road at Camino Vida Roble, and adding multi-family residential at Aviara Parkway just south of Palomar Airport Road. The committee concurred with the recommendation.

Committee consensus was for the preferred plan as presented, with the modification to allow medical office along Faraday at Carlsbad Oaks North.

Focus Area 8: Southern Freeway Corridor

In response to EC3's request at their March meeting, staff informed the committee of a discussion they had with Encina Wastewater Authority (EWA) staff. EWA is studying what to do with the property but has not made any decisions yet. Therefore, staff recommended leaving the existing planned industrial and office land use designations in place. The committee concurred.

Committee consensus was for the preferred plan as presented.

Focus Area 9: Ponto/Southern Waterfront

Staff clarified that the preferred concept for Ponto reflects the adopted Ponto Vision Plan. Also, the consultant clarified there is no proposal for development west of Carlsbad Boulevard, but rather the plan calls for a waterfront promenade close to the ocean.

Committee consensus was for the preferred plan as presented.

Focus Area 10: Aviara

Regarding the Aviara Resort property, the Chair reminded the committee they recommended low density use at their last meeting. The property owner requests a medium density designation. One committee member stated that not even low density is appropriate for this area. Another committee member stated that if the objective is to find residential density in other areas, then it could be included here where the property owner wants it. Staff clarified low density is 3.2 units/acre, and that medium density would be 6 or 12 units/acre.

The Chair said the overall density of the Murphy site should stay the same but intensify in certain areas so there will be more open space closer to the lagoon.

Staff clarified that the Poinsettia site would remain low density residential but that the housing would be clustered.

Committee consensus: Designate the Aviara Resort site to medium density residential at six units/acre; keep residential density yield of the Murphy site but provide an increased open space buffer near the lagoon; designate the Poinsettia site for low density residential as presented.

Focus Area 11 South El Camino Real

Committee consensus was for the preferred plan as presented.

4. Next Steps

EC3's recommendations will be presented to the Planning Commission, where they will go through a similar review of the land use concepts and EC3 recommendations. After the Planning Commission provides input, the draft preferred plan will be presented to the City Council for their concurrence. Once the preferred plan is accepted, the process of updating General Plan goals, policies and programs will begin.

Noting that the EC3's work is now concluded, staff expressed their appreciation for all the work the committee put in over the past few years.

5. Public Comment

Continued Public Comments

Sherry Alvarado advocated for referring to the Barrio area as “South Village”.

Mary Anne Viney suggested that SANDAG rejected Quarry Creek as potential smart growth site.

A committee member asked how long the Planning Commission process will take. Staff said Planning Commission meets twice a month and they will begin reviewing the plan at their May 2nd meeting. The consultant clarified there will be more meetings with the Planning Commission and City Council as the draft updates and EIR are prepared. Staff will keep committee members informed of program updates through email.

6. Adjourn

The meeting was adjourned at 8:47 p.m.